

Grange Way

Iver • Buckinghamshire • SL0 9NU
Guide Price: £475,000



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Offered to the market is this fantastic three bedroom end terrace family home with no upper chain and ready for a family to move straight in. The property is situated on a superb residential road in the heart of Iver village being just a stone's throw away from numerous amenities, highly regarded schools and within walking distance to transport links. The property briefly compromise's of three sizable bedrooms a newly fitted bathroom suite, a large living room with the addition of a conservatory, a fitted kitchen and a downstairs WC.

Three bedrooms

End terrace

Good condition throughout

No onward chain

Off street parking

Private rear garden

Fantastic residential road

Walking distance to numerous amenities

Closeby to highly regarded schools

Easy access to transport links

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

Upon entering this well designed family home you are welcomed by a large entrance hallway with the downstairs WC to the left hand side with further storage just beyond. Proceeding through is the spacious living area with a fantastic feature of the gas fireplace along with the added luxury of a conservatory leading directly to the rear garden, the through lounge inclusive of the conservatory span a fantastic 25 feet allowing plenty of space for a growing family. To the left hand side is the dining room at the front of the home with access directly to the well fitted kitchen which is home to an abundance of storage and ample worktop space along with direct access to the rear garden. Upstairs is home to three sizable double bedrooms with the both the second and third bedrooms having the added luxury of in built wardrobes along with the master bedroom overlooking the beautiful rear garden. Concluding the upstairs is the newly fitted and well designed bathroom suite with a sizable walk in shower and elegant tiles throughout.

Outside

This family home benefits from off street parking for two cars along with ample further parking on the road itself. The rear garden offers a private space for a growing family and is home to laid to lawn, great for young children, a large decking area allowing for outdoor entertaining throughout the summer months. The rear garden also benefits from a brick built storage unit which is currently utilized as a utility room. Concluding the outside is the side access leading from the front to the rear of this home with access direct to the rear garden. Upstairs you are welcomed by three sizable double bedrooms with both bedrooms two and three having the added addition of in built wardrobes. Concluding the upstairs is the beautifully designed new bathroom suite

Location

This fantastic family home is set in a highly regarded road in the heart of Iver. Iver high street has a range of local amenities, such as shops, pubs, supermarkets and restaurants, with more comprehensive leisure, shopping and transport facilities at Uxbridge, Slough or Gerrards Cross which are a short drive away. The area is served with well regarded schools and beautiful countryside with Black Park and Langley Park nearby.



Schools:

Iver village Infant School 0.1 miles
 Iver village junior school 0.1 miles
 Cowley St Laurence 1.3 miles



Train:

Iver 1.2 miles
 West Drayton (Elizabeth Line) 2.7 miles
 Uxbridge 2.8 miles



Car:

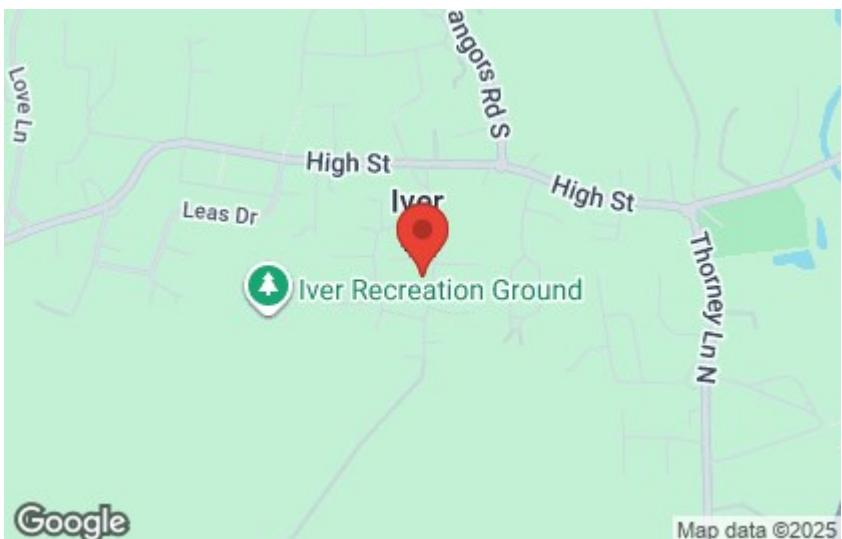
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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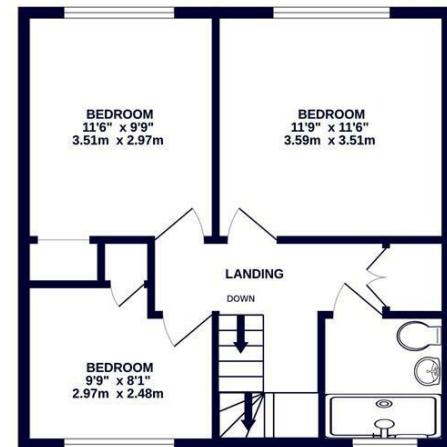
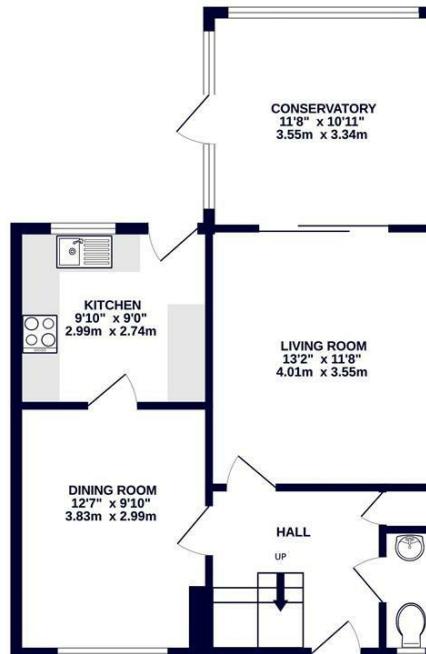
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GROUND FLOOR
 588 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR
 471 sq.ft. (43.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
98-100	A		
95-99	B		
90-94	C		
85-89	D		
80-84	E		
75-79	F		
70-69	G		
More energy efficient - higher running costs			
EU Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.